

**MINUTES
LAKE COUNTY
MT. PLYMOUTH-SORRENTO
PLANNING ADVISORY COMMITTEE**

MAY 9, 2007

The Mt. Plymouth-Sorrento Planning Advisory Committee met on Wednesday, MAY 9, 2007 at 3:34 p.m. at the Sorrento Christian Center, 32441 CR 437N, Sorrento, Florida. The Mt. Plymouth-Sorrento Planning Advisory Committee is an advisory committee for continued planning efforts within the Mt. Plymouth-Sorrento area as defined in Ordinance 2004-67.

Members Present:

G. Curtis Duffield, President
Priscilla Bernardo-Drugge, Vice-President
Betty Ann Christian, Secretary

Tim Bailey
Jeanne Etter
Scott Taylor
Clark Morris

Minnie Bollar
Dr. Ronald Holman
Judy Weis
Jeff Richardson

Members Absent:

None

Staff Present:

Wayne Bennett, AICP, Growth Management, Planning Director
Donna Bohrer, Office Associate, Planning and Development Services
Karen Ginsberg, Senior Planner, Lake County Planning & Development
Rick Hartenstein, Senior Planner, Lake County Planning & Development
Kimberly Williams, Assistant County Attorney

Guests:

Commissioner Linda Stewart, Lake County Board of County Commissioners
Keith Schue, Local Planning Agency member
Peggy Belflower, Local Planning Agency member

G. Curtis Duffield, President, called the meeting to order at 3:30 p.m. and noted that a Quorum was present. He confirmed that Proof of Publication was on file in the Planning and Development Services Division and that the meeting had been noticed pursuant to the Sunshine Statute.

TABLE OF CONTENTS

<u>AGENDA DESCRIPTION</u>	<u>PAGE NO.</u>
SR 46 Issues	3
Land Development Regulations Process	3
Mt. Plymouth-Sorrento Commons presentation	4

Minutes from April were provided for review and approval at the next meeting.

President Duffield said he had met with staff and thanked them for their assistance.

STATE ROAD 46

Wayne Bennett, AICP, Planning and Community Design Director, said the County would soon have on-call consultants available and he would like them to review SR 46 issues including traffic calming methods, landscaping, improving safety and funding options. He said he had contacted the Florida Department of Transportation (FDOT) for their assistance and said they would be seeking input from the residents. He said widening of SR 46 was not under consideration by FDOT. He thought it was possible to have a plan to improve the traffic situation on SR 46 in the next several months.

There was brief discussion regarding the long distance trucking businesses located in the area and proposed road construction projects in the region.

LAND DEVELOPMENT REGULATIONS

Mr. Bennett said staff had provided a map of the existing zoning along the SR 46 corridor. He said staff was suggesting a zoning district with consistent standards be developed to include the proposed Main Street District envisioned by the MPSPAC.

There was discussion regarding existing incompatible industrial uses and if tax incentives could be used to relocate those uses.

Mr. Bennett said rezoning processes are not easy and that these zoning changes would focus on design issues instead of uses.

In regards to the timing of this project, Mr. Bennett said it wouldn't be necessary to wait for the new Comprehensive Plan to be adopted. He suggested changing the zoning in a new, additional LDR chapter and said that chapter could be transferred into the new LDRs. He thought one integral issue was setbacks.

Mr. Bennett said planning issues would be broken down by topics with a set of questions for each and scheduled over several MPSPAC meetings. He said the answers to those questions would be the basis for the zoning district text. Priscilla Drugge and Jeanne Etter asked if visual aides would be possible. Karen Ginsberg, Senior Planner, said she had a software program to help with that and that she had accumulated photos around Central Florida as examples. Mr. Bennett said more than one zoning district might be needed.

MOTION by Tim Bailey to follow the plan for writing LDRs for the Mt. Plymouth-Sorrento Planning Area as explained by Mr. Bennett. There was discussion that a motion was not needed.

Mr. Bennett said some nonconforming uses may be created and said it was important everyone understands how these changes will affect property owners.

Commissioner Linda Stewart joined the meeting at 4:30 p.m.

Mr. Bennett described the process for writing and adopting new LDRs. He said these will be area-wide administrative re-zonings done by the BCC and because all the property owners along this corridor will be affected, it is important for everyone to understand exactly what is happening.

There was a consensus to proceed with the process as proposed by Mr. Bennett to develop zoning classifications and LDRs specific to the Mt. Plymouth-Sorrento Planning Area.

Ms. Ginsberg addressed the materials she had provided to the committee and explained to the audience how to locate the County's LDRs on the internet.

Clark Morris provided copies of a book titled The Rise of Sprawl and the Decline of Nation that he believed would be very helpful to the committee members.

The meeting re-convened at 4:43 p.m. after a short break.

PRESENTATION - Mt. Plymouth-Sorrento Commons

President Duffield said the committee does not hear development proposals before they are filed with the County and a staff report was available. He said there would not be a formal vote on Mr. Fabrizio's development proposal and that this was for informational purposes only. He said at 5:15 p.m. the committee would take public comments.

Lou Fabrizio, Primerica Group One, Inc., said it was his intention to show the committee and the community respect by speaking with them first. He detailed the history of this proposed development, the factors which drew them to this area, the market/trade area, the demographics and the amount of population projected by currently approved development. He said they are proposing a grocery store with a village center concept. He outlined the design concepts they have used to incorporate smart growth and the principles of this committee. He discussed how this center could provide a "place" for community gatherings and said the park would be just under two acres in size. He believed this development could contribute to a grid pattern of roads and discussed the re-alignment of route 437.

Mr. Fabrizio discussed the size issue of the grocery store, which exceeds the zoning allowance. He said this site would probably be built out over a ten-year period of time. He repeated his desire to have the committee's support. President Duffield said this project does not meet the criteria put forth for Mt. Plymouth-Sorrento Planning Area and the committee would not be making any recommendation at this time.

Priscilla Drugge said she thought the plan had already been presented to staff as has been done with past projects. She did not want to make any recommendation before the proposal has gone through due process. In addition, she said the Publix website shows

site plans for stores smaller than what was being proposed. She said the store size had been recommended through input from the community. She thought the project had evolved in layout and flow but she thought the size was still a stumbling block.

Mr. Fabrizio discussed the size of area Publix stores and said this was the size Publix wanted to build.

There was discussion about the review process, committee recommendations, following procedures and having enough time for the public and the committee to give this project adequate consideration.

Jeanne Etter said market studies and market areas are projections and opinions and questioned the accuracy of the generated revenue figure. She was concerned about the traffic this would generate. She said the owners were here to make a profit, they are not residents and there was no guarantee this project would financially benefit the community. She was concerned about the footprint of this proposal and she thought there were problems with this project.

Mr. Fabrizio said the square footage on the concept plan was 298,000 square feet on forty-two acres and if it was built out at the allowed land use density of five and half dwellings per acre, the number of homes figured at 1,500 square feet would total over 340,000 square feet. He said he wanted to have a partnership with the community and emphasized the importance of economic viability.

At the request of the committee, Mr. Bennett described the process of rezoning requests. He said it takes 4-5 weeks to review projects and the committee would have an opportunity to provide input before a staff report is written, which is similar to the process followed with projects in Joint Planning Areas (JPAs). He said after the staff report is complete, the committee will have an opportunity to add to their initial input. He said it is up to the Committee if comments or recommendations are made and suggested they consult with the County Attorney before making an official vote to ensure all the legal advertising requirements are met. The next steps would be the public hearings before the Zoning Board and the BCC.

PUBLIC COMMENT

Heather Brush thought it appropriate for this to come before the committee and she appreciated it coming before the community. She asked about the size of the Mt. Dora Publix and Mr. Fabrizio said it was an older model and is about 42,000 square feet. She thought if the anchor store for their town center was not large enough it would be unsuccessful. She emphasized the need for quality development and was concerned about possible empty storefronts. She added that she didn't think there was anything wrong with making money.

Kathy Besselica thought it was important for the store to be large enough and she appreciated this presentation. She said the community had fought to have development in their area be acceptable to them. She had no objection to a 45,000 square foot Publix if

the community was protected and enhanced and the project goes through proper channels. Although she thought people should be able to make a living, it should not be at the expense of the community. She would prefer the property remain pasture but understood it would not and said not building large enough could be a problem. She thanked the committee for the way they have fought for the community.

Nancy Harris-Burford said she shopped off-hours because the local stores were too crowded. She spoke in favor of the tax base and jobs this could provide. She thought it would be good for the community.

Susan Brooks said it was important to have control but not to strangle growth. She had been opposed to the store but she thought they needed a place for their community and this park could provide that. She didn't believe traffic would be an insurmountable problem. She thought it was appropriate for the committee to give a cursory opinion on this proposal. She suggested evening meetings to increase public input. She appreciated the work of the committee and didn't want willy-nilly growth, although she would prefer if it didn't come at all.

Kim Lock voiced concern about committee members being upset over the presentation.

Ms. Drugge responded to that comment and there was a dispute about who had the right to speak. Ms. Drugge said she objected to the recommendation asked for by Mr. Fabrizio, not the presentation. Ms. Lock said she thought the committee was here to advise. She thought the store should be large enough to be functional. She also thought evening meetings would make it easier for the public to participate.

Bonnie Bolen spoke in favor of the plan. She thought it looked well designed and strongly supported having a Publix.

Mike Tubbs said several issues were facing this area, including SR 46, central utilities, schools and shopping. He said if they fought the downtown it could by-pass them and he supported the plan with its park. He said the smaller Publix stores referred to earlier were built in urban areas. He thought they all needed to work together.

Bob Walsh said he was against the project. He said about 35 of the 42 acres would be under concrete. He understood the desire for a park but he thought this project should move to the CR 44 and SR 437 intersection where the zoning was in place. He thought this was not normal procedure. He thought re-aligning CR 437 would not solve the traffic issue and he was concerned about the long term viability of the landscaping buffers. He said this plan was a developers dream with the most footage possible on the site. He did not believe this plan was consistent with the concept of the committee.

Jeanne Etter addressed a rumor regarding the Mt. Dora Publix store relocating.

Mr. Fabrizio stated again that he had no intention of circumventing the process. He said the Floor to Area Ratio (FAR) of this project was conservative.

Frederico Ciancimino said he had worked for thirty years in the grocery business and that out of their 86 stores the smallest was 45,000 square feet, which he believed was the smallest size possible. He said the number of grocery items has increased dramatically and a store that was too small would become an empty building.

Judy Bevirt thought having an opportunity to comment on this project was a good thing. She thought this was a good plan and that it was important to build big enough for the future.

Lisa Yelke said she would like to see the village concept come to fruition to support the community and she supported this project.

Pam Jennelle said the fifty-seven million dollars in tax revenue was not a fictional number, it was money being spent in other communities. She said keeping the revenue in the community was another issue but perhaps a way could be found for them to benefit from this revenue. She thought the plan could help create a center for the community. She commented that some of their traffic was generated because there was not a Publix here. She strongly supported this project and didn't believe Mr. Fabrizio intended to subvert any process.

Marshall Minks said he has lived in the area for 30 years and he thanked the committee for their hard work. He thought most traffic was generated by people passing through, not people coming in and that there will be some traffic relief when the new regional roads are built. He enjoyed living in the country but thought the community needed a store here and he thought the store size was an important issue.

President Duffield said he had already discussed evening meetings with staff. There was discussion about when and where they could meet. Mr. Bennett said if Mr. Fabrizio submits his plan, that evening meetings would be scheduled as part of that process.

Mr. Morris submitted written comments regarding Mr. Fabrizio's proposal.

MOTION by Jeanne Etter, SECONDED by Betty Ann Christian to adjourn.

FOR: Duffield, Bernardo-Drugge, Bailey, Bollar, Christian, Etter,
Holman, Taylor, Weis, Richardson, Morris

ABSENT: None

AGAINST: None

MOTION PASSED: 11-0

The Chair adjourned the meeting at 5:57 p.m.

Donna R. Bohrer
Public Hearing Coordinator

Betty Ann Christian
Secretary